

Clark County Planning Commission
Regular Meeting – 2 p.m.
Wednesday, October 4, 2006

Administration Building
of the former Springview Center
3130 East Main Street
Springfield, OH 45505

AGENDA

1. **Minutes – September 6, 2006 (Regular)** *Discussion &
Action*

2. **Subdivision** **Willow Chase, Phase IV-C ~ Final** *Discussion &
Action*
SB-2006-5
Moorefield Township ~ 18 lots ~5.588 acres
West of Ridgewood Rd. West and South of Willow Rd.
M.K. Hufford Company, Inc.

3. **Subdivision** **Pinewood Estates, Sec. Two** *Discussion &
Action*
Time Extension
and Reapproval
TE-2006-3
German Township ~ 13 lots ~17.735 acres
East of Ballentine Pike at the East End of Pinewood Avenue
Lon A. Jenkins, Developer

4. **Subdivision** **Pinewood Estates, Sec. Three ~ Preliminary & Final** *Discussion &
Action*
SB-2006-6
German Township ~ 16 lots ~25.535 acres
West of Willowdale Rd. at the West End of Overholser Rd.
Lon A. Jenkins, Developer
Public Hearing

5. **Staff Comments** **Subdivision Regulation Text Amendments** *Discussion*
Minor Subdivisions:
 - Title 3 Procedures
 - Title 2 Definitions

6. **Adjournment** *Action*

Minutes

Clark County Planning Commission

Regular Meeting ~ 2 p.m.
Wednesday, September 6, 2006

Administrative Building
of the former Springview Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Max Cordle, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:00 p.m.

Present: Mr. Max Cordle, Mr. Lowell Bicknell, Ms. Diane Jordan, Mr. Robert Jurick, Mrs. Nora Parker (arrived 2:10), Mrs. Elaine Stevenson, Mr. Elliott Turner, Mr. John Detrick, and Mr. David Hartley (left 2:15).

Absent: Mr. Allen Perkins and Mr. Roger Tackett.

CPC: 9-40-2006: Minutes ~ August 2, 2006 (Regular Meeting)

Motion by Mrs. Stevenson, seconded by Mr. Bicknell, to approve the minutes as presented.

VOTE: Motion carried unanimously.

TE-2006-2 Time Extension and Reapproval ~ Pinewood Estates, Section 2 ~ German Township ~ 17.735 acres ~ 13 lots

Mr. Tritle presented the report for the subdivision time extension and reapproval submitted by Lon Jenkins. He highlighted information contained in the staff report and on the maps. The original layout of section two was approved by the Clark County Planning Commission on August 7, 2002, which would have given the owner two years to record (August 2004). It has not been recorded, therefore a time extension is being requested. The subdivision contains 13 lots and was originally configured at 16.516 acres. It has been revised to contain 17.735 acres. The boundary has been revised to include two "islands" which have been incorporated into lot #21.

There is a small portion of land which is currently shown as part of lot #21 but is actually part of Rosswood Lane. The map should be changed to indicate that this small portion of land is part of the road right-of-way. Also, Canfield Street will be going northward but the property to the north is no longer owned by the same person as the property currently shown as Pinewood Estates, Section Two. If Canfield Street is extended, there will be a 28 ft. wide sliver of land to the east of Canfield Street that is part of the property to the north.

Subdivision Regulations say that the subdivider shall record within two (2) calendar years unless the Planning Commission agrees to an extension. Also, any changes made after the approval of the plat (which are not part of said approval) will require reapproval by the Planning Commission.

No further action is required by the Health Department. The Engineer's office did not see any significant issues raised by this modification. They have reviewed and approved a revised cost estimate.

Staff recommended a three year time extension which will carry the applicant to August 2007. Staff also recommended approval of the reconfiguration of the plat. These recommendations are subject to: (1) any comments or issues still unresolved by the Engineer's office; (2) any comments or issues noted by the LIS (Land Information Systems) Dept.; (3) identification of the area dedicated for Rosswood Lane; (4) transfer of the property to Mr. Lon Jenkins (the plat shows Mr. Jenkins' name but research does not show that the transfer has taken place). All four items must be addressed prior to the sign-off by the County Planning Director.

Mr. Detrick asked if this is the former Ron Brown development.

Mr. Tritle responded that it is.

Mr. Jurick asked why this extension is for three years rather than two years.

Mr. Tritle answered that two years would only take it to August 2006.

There was a discussion regarding the 28 ft. wide sliver of land which will be created if Canfield Drive continues north as shown on the revised map. This 28 ft. wide strip of land will continue north for approximately 200 ft., at which time the property to the north will extend farther east. There are possible options which can be considered at future date when the property to the north is developed.

Mr. Jurick asked if Canfield Drive could be moved 28 ft. to the east. He asked if the Planning Commission has the authority to ask that the road be moved.

Mr. Tritle responded that, technically, the plan is no longer valid because it has expired. The road would have to be reengineered. It would probably not be difficult to reengineer, but it would be an added engineering expense.

Mr. Terry Hoppes, 1533 Moorefield Rd., engineer for the development stated that the "28 ft. gap" is assuming that the road will run straight up. He said that this is a minor design challenge and is not a major issue.

Chairperson Cordle asked if there is a chance that guardrails could be erected at the end of the stub streets, in the event that the owner to the north would decide not to extend the street through (similar to the situation at Glenco Estates).

Mr. Tritle answered that it is required for stub streets be connected when further development takes place. The other option would be that the owner to the north could install an immediate cul-de-sac.

There was board discussion regarding installation of a cul-de-sac now.

Minutes

Clark County Planning Commission

Mr. Joe Clark, German Township Trustee, expressed concern about the situation at the northern end of Rosswood Lane. A school bus cannot turn around. He also asked if this section would have open ditch drains.

Dean Fenton responded that it would have side swales with pipes.

Mr. Clark asked about mound systems.

Mr. Hoppes answered that this development would have standard septic systems. Also, the covenants will not change.

There was further discussion regarding turnarounds at the end of the stub streets. The school bus does not go to the end of Rosswood Lane because of the turnaround difficulties. It will be necessary to specify a temporary turnaround or a cul-de-sac at the end of Canfield Street to keep from making this mistake again. Any remedy for the situation on Rosswood Lane would not be part of the subdivision process for Section Two.

Mr. Hoppes said that a circular temporary turnaround is shown on the submitted construction plans (like the turnaround at the end of Rosswood Lane). He stated that he will convert it to a T-turnaround, if that is more acceptable.

Mr. Clark added that a circular turnaround, like the turnaround at the end of Rosswood, is not useable. A T-turnaround is not the best solution, but it is useable.

Mr. Hoppes explained that the "T" is a way to terminate a road on a temporary basis until such time as the owner to the north decides to develop that property.

Mrs. Stevenson expressed opposition to the use of T-turnarounds. They are used as parking areas. She wanted to know why the property cannot be redesigned to include a cul-de-sac.

Mr. Hoppes explained that there are three problems: (1) it would cause enough of a change that Planning Staff would require submission of a revised plan, which would entail extra expense; (2) there would be a loss of capability to extend the street to the north; (3) cul-de-sac specifications for the county are not considered, by the township, to be of sufficient size for a turnaround for school buses and emergency equipment.

Mr. Tritle explained that temporary T-turnarounds are not uncommon.

Mr. Farnsworth added that Erika Drive is a good example. The subdivision was originally platted in the 1970s and Erika will not be extended until 2007 or 2008.

Mr. Tritle said that Possum Woods and Forest Hills are two other examples.

Minutes

Clark County Planning Commission

CPC: 9-41-2006: TE-2006-2 Time Extension ~ Pinewood Estates, Section Two ~ German Township

Motion by Mr. Bicknell, seconded by Mr. Detrick to grant Approval of the time extension and reapproval for Pinewood Estates, Section Two, located east of Ballentine Pike, at the end of Pinewood Avenue, in German Township, with the stipulation that a temporary T-turnaround be included at the north end of Canfield Street, subject to approval of the Clark County Engineer.

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, and Mr. Detrick.

No: Mr. Jurick, Mrs. Parker, Mrs. Stevenson, and Mr. Turner.

Motion for approval fails.

Staff and Board Comments:

Mr. Farnsworth reported on the Subdivision Subcommittee. He spoke about the authority to establish the new definition of "original tract". The County Prosecutor's office recommends that our "original tract" definition be updated. Public hearings are planned for November.

Mr. Tritle presented census population figures to the board. The number of housing units has risen even though population is shrinking. Mr. Farnsworth put this into a planner's perspective.

Adjournment

CPC: 9-42-2006: Adjournment

Motion by Mrs. Stevenson, seconded by Mr. Turner to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:20 p.m.

Mr. Max Cordle, Chairperson

Mr. Shane Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Willow Chase Phase 4-C (Final)

To: Clark County Planning Commission	Date of Meeting: October 4, 2006
From: Planning Staff	Date of Report: September 26, 2006

Subdivision Information: Moorefield Twp. - Section 28, Town 5, Range 10
west of Ridgewood Road West and south of Willow Road

Owner: M.K. Hufford Co., Inc.
Developer: M.K. Hufford Co., Inc.
Surveyor: Bischoff Miller & Associates, LLC
Engineer: Bischoff Miller & Associates, LLC

Request: To subdivide 5.588 acres into 18 single-family residential lots
Facilities: Public water and sewer.

Platting History

This is the final phase of the Willow Chase Subdivision.

Below are comments from the various county agencies:

County Engineer

The County Engineer has reviewed the final development plans, cost estimate and record plat for the Willow Chase Subdivision - Section 4-C received on September 6, 2006. The County Engineer has no objection to the proposal to subdivide 5.588 acres into 18 building lots. This is the final phase of this section and will complete the development of Willow Chase Subdivision. There are a few minor revisions to the construction plans required, before construction can start.

County Utility Department

The Clark County Utilities Department has reviewed the REVISED final plan set for Willow Chase IV-C prepared by Bischoff & Associates, Inc. The revised plan set addresses the comments made in our September 13, 2006 comment letter.

Based on our review, we recommend that the final plans be approved by the Commission as they relate to utilities.

County Planning

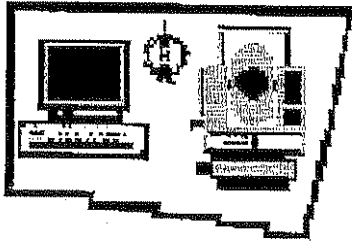
This property is classified by the Clark County Land Use Plan as Medium Density Residential. This will complete the overall Willow Chase subdivision.

Recommendation

The Planning Staff recommends "Approval" of the Final Plan for Willow Chase Subdivision, Section 4-C.

Attachments:

1. County Engineer's Letter
2. County Utilities Dept. Letter
3. Location Map
4. Area map
5. Final Plat Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

September 25, 2006

Clark County Planning Commission
25 W. Pleasant Street
Springfield, Ohio 45506
Attention: Mr. Shane W. Farnsworth, Director

Re: Willow Chase Subdivision – Section 4-C
Final 18 Lots – 5.588 acres

Mr. Farnsworth,

The County Engineer has reviewed the final development plans, cost estimate and record plat for the Willow Chase Subdivision – Section 4-C received on September 6, 2006. The County Engineer has no objection to the proposal to subdivide 5.588 acres into 18 building lots. This is the final phase of this section and will complete the development of Willow Chase Subdivision. There are a few minor revisions (See attached) to the construction plans required, before construction can start.

Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Copy: Bischoff & Associates, M.K. Hufford

Paul W. DeButy, P.E., Deputy – Engineering/Planning
Thomas Bender, P.E., Project Design Engineer
Doug Frank, Bridge Superintendent
Mark Niccolini, Ditch Maintenance Supervisor

William A. Pierce, P.S., Tax Map Director

Kenneth D. Fenton, P.S., Deputy – Surveys/Inspection
Ned G. Weber, Deputy – Operations/Maintenance
Donald Boyle, Road Superintendent
Lew Richards, Traffic Supervisor

Clark County Engineer's Department
4075 Laybourne Road
Springfield, Ohio 45505

Willow Chase Subdivision -- Section 4B
Review Comments 9/25/2006

- 1) Sheet 3/22
 - a) Specify material type for Item 448
 - i) Type 2 --Intermediate PG-6422
 - ii) Type 1 -- Surface PG-6422
 - iii) Update the quantities in the general summary for storm sewer, sub-grade, excavation, embankment, asphalt, curb & gutter, etc.
- 2) Sheet 4/22 --
 - a) Typical trench detail
 - i) Verify bedding and backfill types, per ODOT CMS 2005
- 3) Sheet 7/22
 - a) Show proposed storm sewer
 - b) Detail the temporary turnaround
- 4) Sheet 8/22
 - a) Update to show the existing storm constructed from HW4 and HW5, stubbed out.
- 5) Sheet 10/22 -- Update as previously noted (7/22)
- 6) Sheet 12-20
 - a) Update earthwork, seeding quantities
 - b) Update quantities for Westview, to match the improvements
- 7) Cost Estimate
 - a) Update the estimate according to the general summary comments above.

CLARK COUNTY DEPARTMENT OF UTILITIES

Garfield Building
25 W. Pleasant Street
P.O. Box 1303
Springfield, Ohio 45501-1303
Telephone (937) 328-2493; Fax (937) 328-2616

Alice Godsey, P.E.
Director of Utilities

Christopher Neary
Business Systems Manager

September 25, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Mr. Phil Tritle, Senior Planner

Re: Review Comments --REVISED
Final Plans, Willow Chase IV-C, 18
Lots, 5.588 AC, Northridge, Ohio

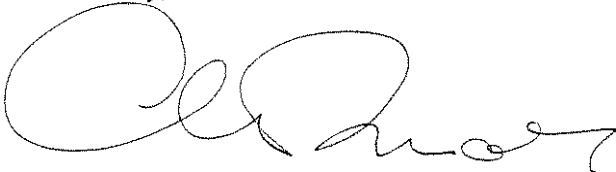
Mr. Tritle,

The Clark County Utilities Department has reviewed the REVISED final plan set for Willow Chase IV-C prepared by Bischoff & Associates, Inc. The revised plan set addresses the comments made in our September 13, 2006 comment letter.

Based on our review, we recommend that the final plans be approved by the Commission as they relate to utilities.

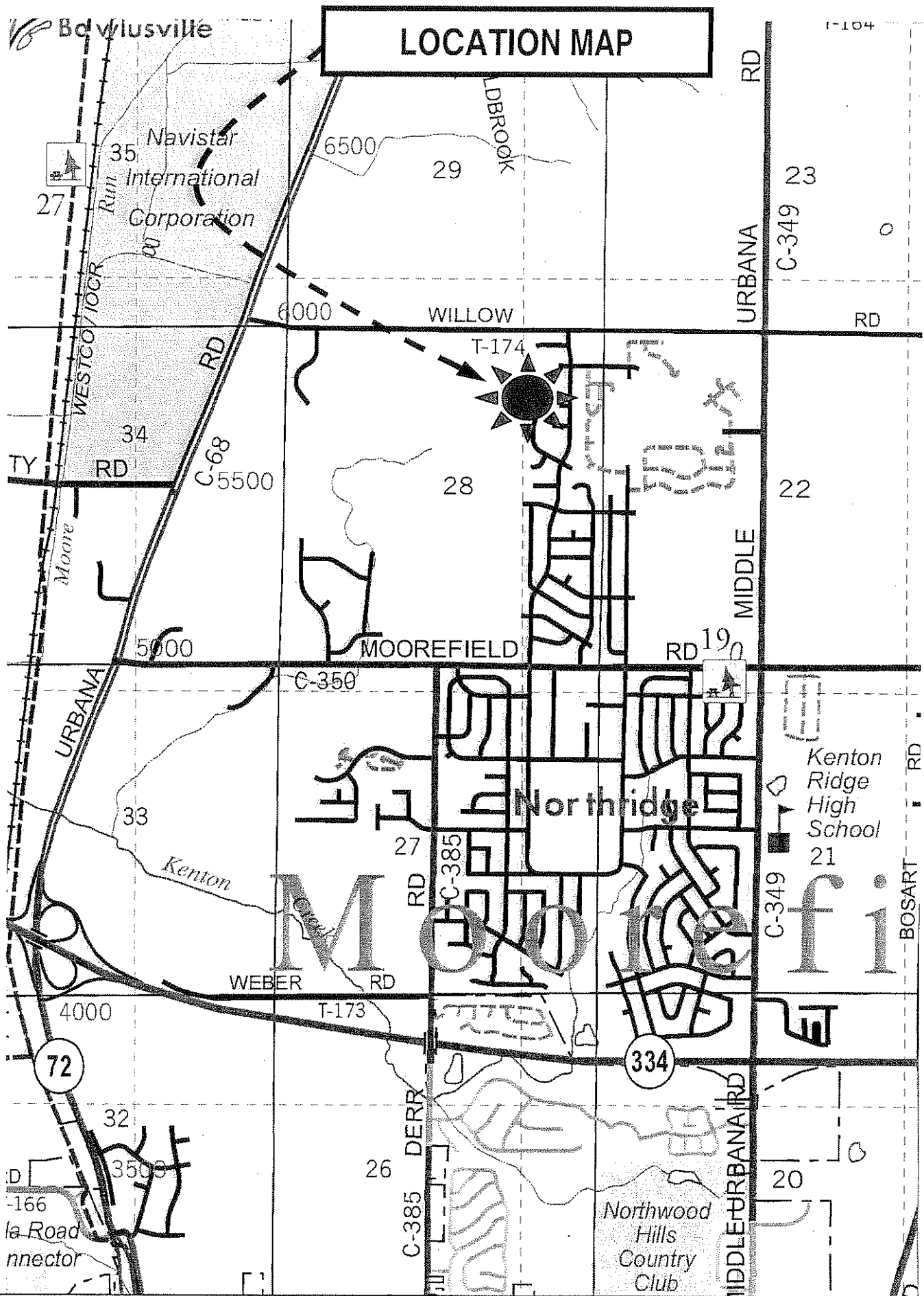
Please let me know if you have any questions or comments concerning the above or attached.

Sincerely,



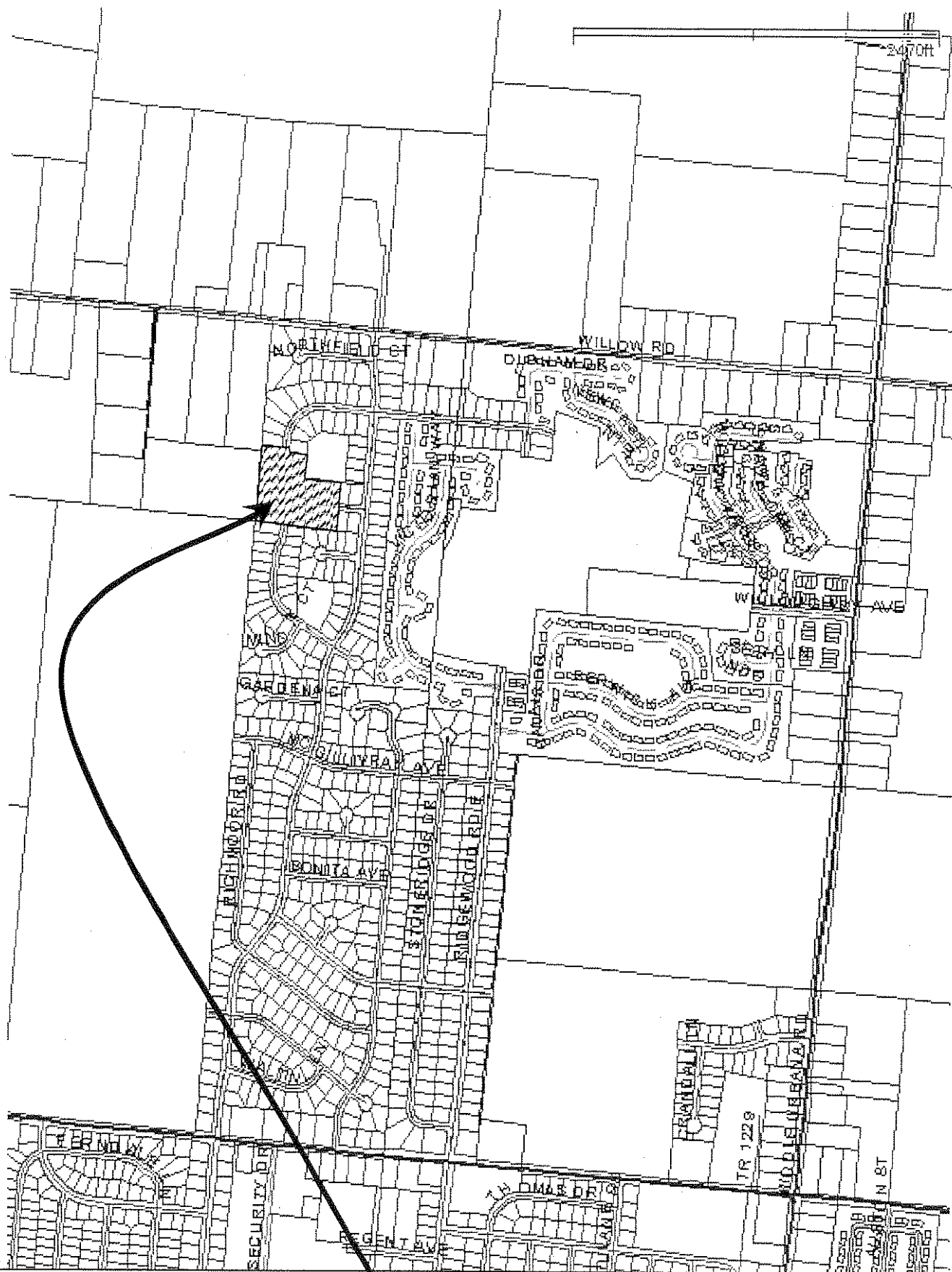
Charles W. Bauer, P.E.
Deputy Director of Utilities

cc: Director Godsey, email
Bischoff & Associates, Inc., email
File



SUBDIVISION	Willow Chase Sec. 4-C
Final	Moorefield Twp.
5.588 ac.	

AREA MAP

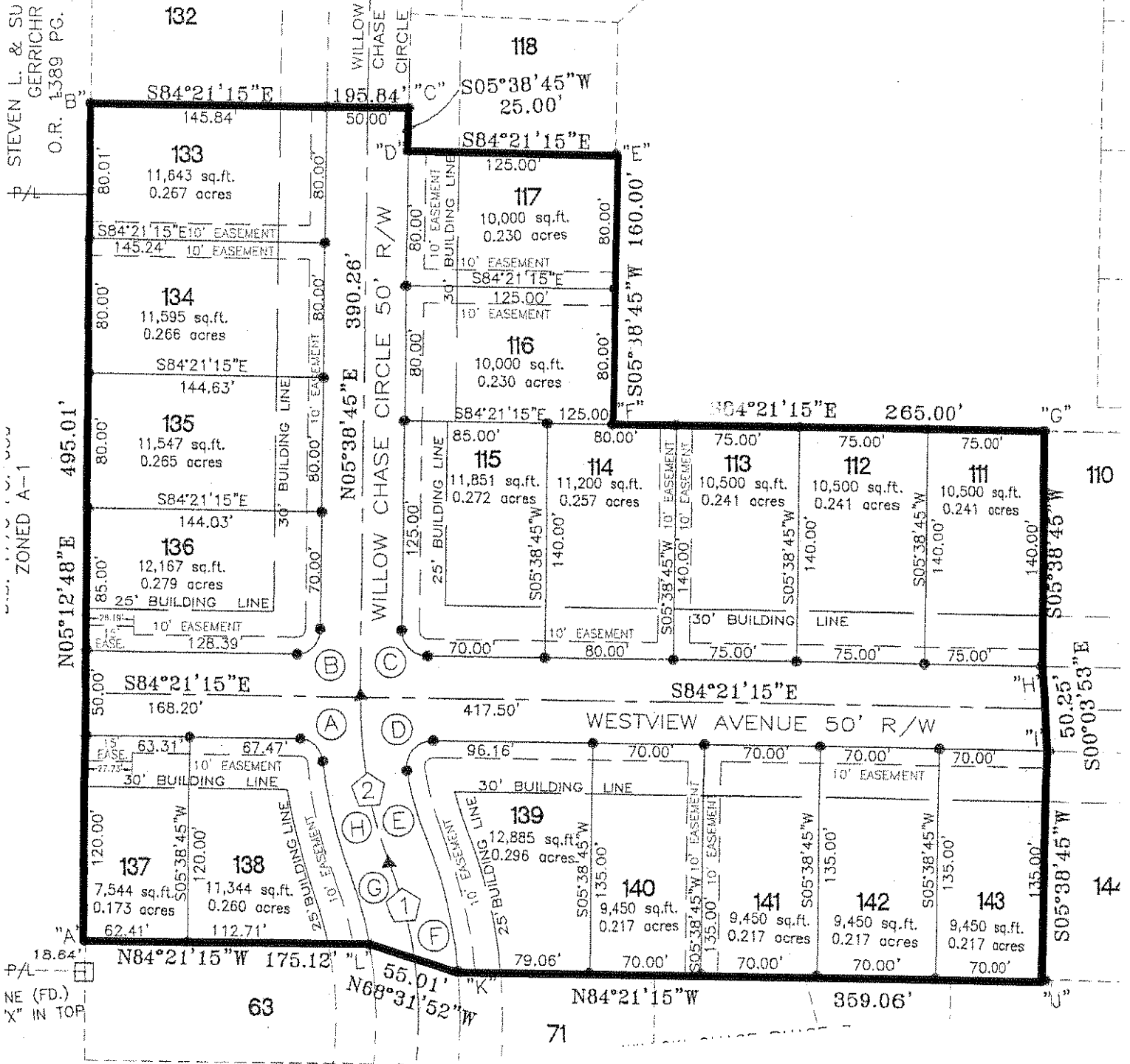


SUBDIVISION
Final

5.588 ac.

Willow Chase Sec. 4-C
Moorefield Twp.

PLAT MAP



SUBDIVISION
Final

5.588 ac.

Willow Chase Sec. 4-C
Moorefield Twp.

A. GENERAL

1. By the recording of this plat, and for the purpose of furthering the general plan of development thereof, the real estate described by said plat is hereby made subject to the protective covenants, restrictions, easements, and reservations hereinafter described.
2. These covenants, restrictions, conditions, and regulations pertaining to the use, ownership, and occupancy of the land in said plat shall run with the land and shall be binding upon any owner or owners of any lot or part of a lot in said plat and shall be binding upon the owner's heirs, personal representatives, successors, or assigns, as the case may be, from the date of recording of this plat until twenty years thereafter, at which time the same shall be automatically extended for successive period of ten years. At any time, these covenants may be amended by written consent of sixty-seven (67) percent of lot owners of record, each owner having one vote for each lot owned.
3. The owner of any lot or part of a lot in said plat may enforce these restrictions, easements, or reservations herein contained by any appropriate action in a court of competent jurisdiction against any person, firm, or corporation who or which, violates said covenants, restrictions, easements, or reservations.
4. Invalidity of any one of the hereinafter contained restrictions by judgement of a court of competent jurisdiction shall in no way affect any of the other covenants, restrictions, easements, or reservations herein contained, and said other covenants, reservations, easements, or restrictions shall remain in full force and effect.

B. SPECIFIC

1. No building or part thereof shall be located on any lot nearer to the street line than the building set-back line on this plat. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of a building.
2. No noxious or offensive trade or activity shall be carried on upon any lot or lots in this subdivision, nor shall anything be done which may be or become an annoyance to the neighborhood, including the storing of house trailers, recreational vehicles, and/or non-operable vehicles except in closed garages.
3. No structure of a temporary character, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
4. No animals, livestock, or poultry of any kind shall be raised, kept, or bred on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
5. No lot shall be used or maintained as a dumping ground for rubbish. Garbage shall not be kept out of doors except in closed containers. All receptacles or equipment for the storage or disposal of such trash, garbage, or other waste shall be kept in a clean and sanitary condition.
6. The dedicators of this subdivision, for the benefit of themselves, their heirs, successors, and assigns, as the case may be, and for the benefit of the owner or owners of any lot or part of a lot in this subdivision, and its or their heirs, personal representatives, successors or assigns, as the case may be, do hereby reserve the easements and rights-of-way indicated upon said plat for the purpose of erecting, constructing, maintaining, repairing, or installing any or all utility facilities to serve said subdivision, or any lot or part of a lot therein contained, whether such utility consists of sewers (storm or sanitary), gas pipes or lines, water mains, telephone, cable telecommunications, and electric cables and wires, or any other public or quasi-public utility, and it shall be lawful for any such utility, public or private, or its employees or representatives or anyone acting for any such utility to enter upon said easement or right-of-way at any time for the purpose of carrying out the objectives for which such easements or rights-of-way were reserved. The rights and privileges with respect to utility easements as set forth in this section shall not be subject to the termination set forth in section A-2 hereof.
7. No lot shall be used except for residential purposes and no building shall be erected, altered, placed, or permitted to remain on any lot exceeding two stories in height.
8. All buildings shall have a minimum of two (2) car attached garage.
9. No fence shall be erected in front of the building line, however, rear yard areas may be fenced with standard residential fencing.
10. All building plans shall be approved in writing by the developer, Michael K. Hufford, or assigns, prior to construction.
1. All driveways must be paved within six (6) months of occupancy.
2. All front and side yards shall be sodded during construction.

Date of Report: August 29, 2006
Revised Sept. 25, 2006

Date of Meeting: October 4, 2006

TO: Clark County Planning Commission

FROM: Planning Staff

SUBJECT: Time Extension & Reapproval - Pinewood Estates, Section Two

Applicant: Terry Hoppes for Lon Jenkins (developer); Joyce Brown is the current owner

Plat: Pinewood Estates, Section Two (Final)

Location: German Township, east of Ballentine Pike; at the east stub end of Pinewood Avenue

THIS CASE WAS DENIED AT THE SEPTEMBER 6, 2006 MEETING OF THE COUNTY PLANNING COMMISSION. THE APPLICANT HAS REQUESTED THAT THE TIME EXTENSION FOR PINWOOD ESTATES, SEC. 2 BE RECONSIDERED. THIS REPORT CONTAINS MUCH OF THE SAME INFORMATION THAT WAS IN THE PREVIOUS REPORT.

The County Planning Commission approved the final plans for Pinewood Estates, Section Two Subdivision on August 7, 2002. This subdivision consists of 13 lots and originally contained 16.516 acres. The subdivision boundary has been revised and now contains 17.735 acres. This subdivision will be serviced with on-site sewer and water.

This will be considered a Time Extension as well as a plat revision (reapproval) per the Clark County Subdivision Regulations as noted in Paragraph 3.512 which states "The subdivider shall record the plat in the office of the County Recorder of Clark County, Ohio, within two (2) calendar years after the date of approval unless the Commission agrees to an extension" **AND** "Any changes made after approval of the plat by the Planning Commission which are not part of said approval will require reapproval by said commission".

By looking at the "Overall Map" you will note the "original ownership" included a large tract north of Pinewood Estates that was to be considered future expansion. Since the original owner/developer is deceased and the large tract north has been sold to someone else, the future development will need to be reconfigured. As originally proposed, Section Two would have left two "islands" of land which would not meet Subdivision Regulations. The revised boundary eliminates this problem - see the "Original Map" and "1st Revised Map" for clarification.

The subdivision was reviewed at the August 17th Technical Review Committee meeting. The Health District staff noted the original 45 lots of Pinewood Estates were granted Final Approval by the Board of Health on February 9, 1998. There has been no change in the number of the lots since that approval was granted. The County Engineer's Office did not see any significant issues with this modified proposal. A revised "cost estimate" for the improvements has been submitted.

NEW INFORMATION -

The engineer for the project has submitted a 2nd revised drawing indicating a different turn-around at the end of Canfield Street. This is a 90' X 20' "T"-turn-around. The German Township Trustees have indicated this is acceptable. This is related to one of the issues raised at the last County Planning meeting.

RECOMMENDATION

THIS RECOMMENDATION IS ESSENTIALLY THE SAME AS NOTED AT THE SEPTEMBER 6TH MEETING:

The Clark County Planning Staff recommends approval of a three-year time extension until August 7, 2007, for Pinewood Estates, Section Two as well as approval of the reconfiguration of the plat subject to:

- 1) any comments and/or issues noted by the County Engineer's Office
- 2) any comments and/or issues noted by the Land Information System (LIS) office
- 3) identify the area dedicated as Rosswood Lane on the plat map
- 4) transfer of property to Lon Jenkins
- 5) a suitable turn-around be provided at the end of Canfield Street

These items must be addressed prior to sign-off by the County Planning Director.

Attachments:

1. Location Map
2. Overall Map
3. Original Final Plat Map
4. 1st Revised Final Plat Map
5. 2nd Revised Final Plat Map
6. Applicant's request

HOPPE ENGINEERING AND SURVEYING COMPANY

1533 MOOREFIELD ROAD
SPRINGFIELD, OHIO 45503.5798
PHONE: 937.399.1532
FACSIMILE: 937.399.1534



Clark County Planning Commission
25 W. Pleasant Street
Springfield, OH 45506

Attn: Shane Farnsworth

September 11, 2006

Dear Shane,

Pursuant to our conversation today we are hereby requesting a 3 year time extension for the Pinewood Estates Section II Subdivision. It is our intention to make the slight modifications to the temporary turnarounds at the end of the street in accordance with comments received at the September Planning Board Meeting.

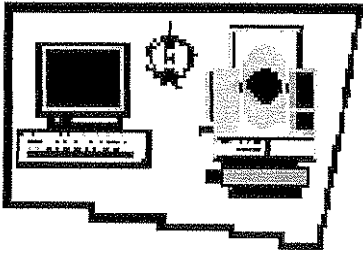
Please do not hesitate to call if you have any questions.

Very truly yours,



Terry A. Hoppes

TAH/hld
Jenkins-time ext.-Rev.



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

September 25, 2006

Clark County Planning Commission
25 W. Pleasant Street
Springfield, Ohio 45506
Attention: Mr. Shane W. Farnsworth, Director

**Re: Pinewood Estates – Section Two
Final 13 Lots – 17.735 acres**

Mr. Farnsworth,

The County Engineer has reviewed the final development plans, cost estimate and record plat for Pinewood Estates – Section Two received on September 6, 2006. The County Engineer has no objection to the proposal to subdivide 17.735 acres into 13 building lots. There are minor revisions (see attached) to the construction plans and record plat as noted.

Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Copy: Hoppes Engineering

Paul W. DeButy, P.E., Deputy – Engineering/Planning
Thomas Bender, P.E., Project Design Engineer
Doug Frank, Bridge Superintendent
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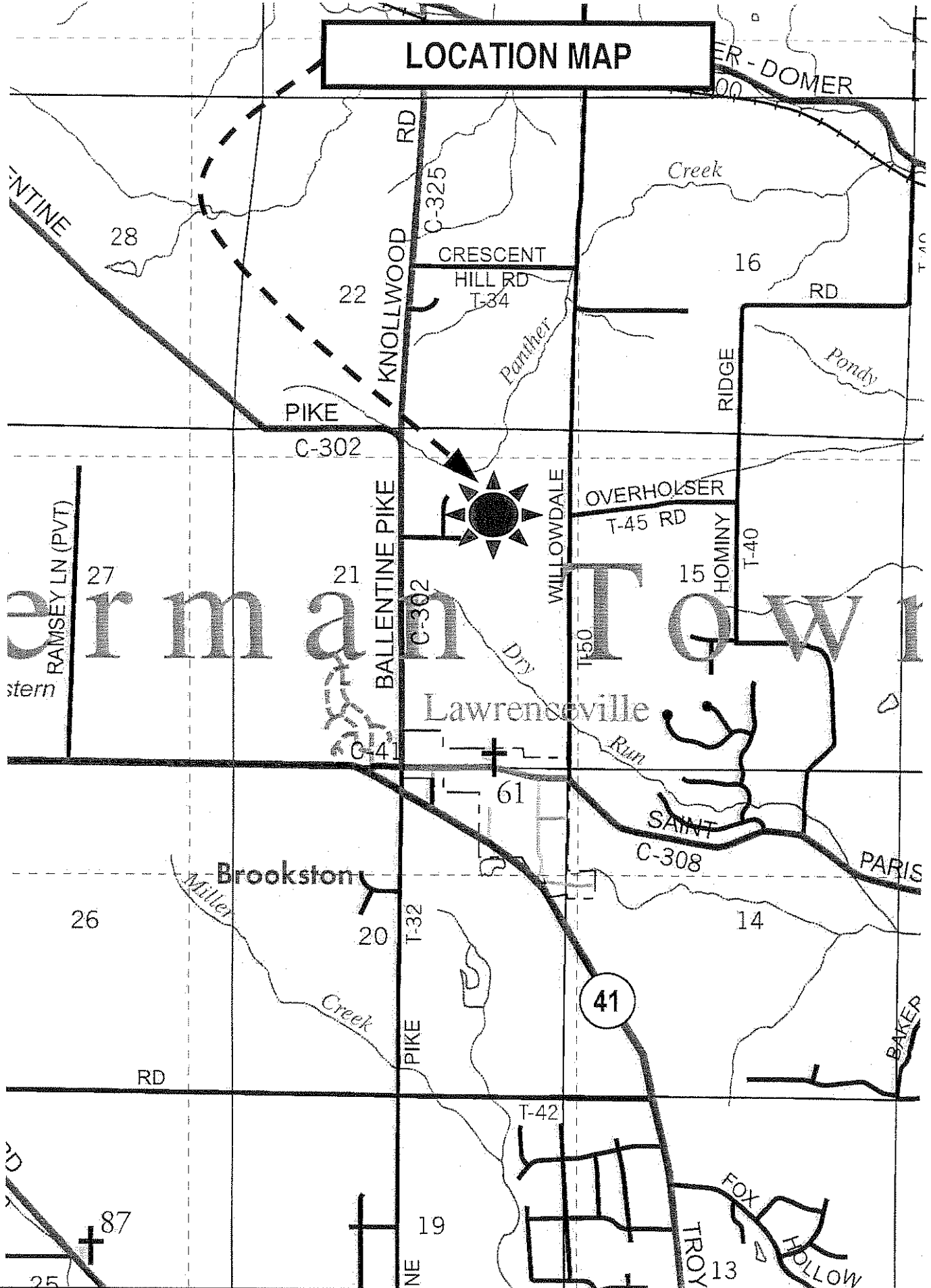
Clark County Engineer's Dept.
4075 Laybourne Road
Springfield, OH

Pinewood Estates – Section 2
Review Comments

- 1) Line, Grade & Typical (3.125)
 - a) B Watershed Info
 - i) Verify the storm sewer design calculations
 - b) Update the item numbers on the plan typical section, for minor/collector
- 2) Final Plans
 - a) Update the general summary quantities for the storm sewer
 - i) Add quantities of 8" pipe
 - ii) Adjust the 12" quantities which are reversed.
 - iii) Verify 15" type C quantity
 - b) Sht 2 – CB inlet I-25 has a typo on the 8" and missing the elevation in profile view for CB I-5.
 - c) Sht 3 – Proposed ground profile could follow the existing ground closer.
 - i) CB I-20 shows 8" in profile, but is actually I-30.
 - ii) CB I-19 elevation in profile view does not match the plan view (south profile).
 - d) Include grading detail for at least the areas where storm and grading is occurring along lot lines.
 - e) Indicate where the surplus excavation is being deposited.
 - f) Update the plan typical section to reflect the updated item numbers
 - g) Include a typical trench detail
 - h) SWPPP –
 - i) If section 3 is developed prior to section 2, where will the topsoil stockpile be located?
- 3) Record Plat
 - a) Spelling on the adjoiner (Maggart)

Kenneth D. Fenton P.S.
Deputy Engineer
Clark County Engineer's Department
4075 Laybourne Road
Springfield, Ohio 45505
(937) 328-2484 x222
(937) 328-2473 fax
dfenton@clarkcountyohio.gov

LOCATION MAP

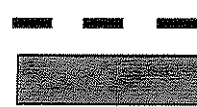
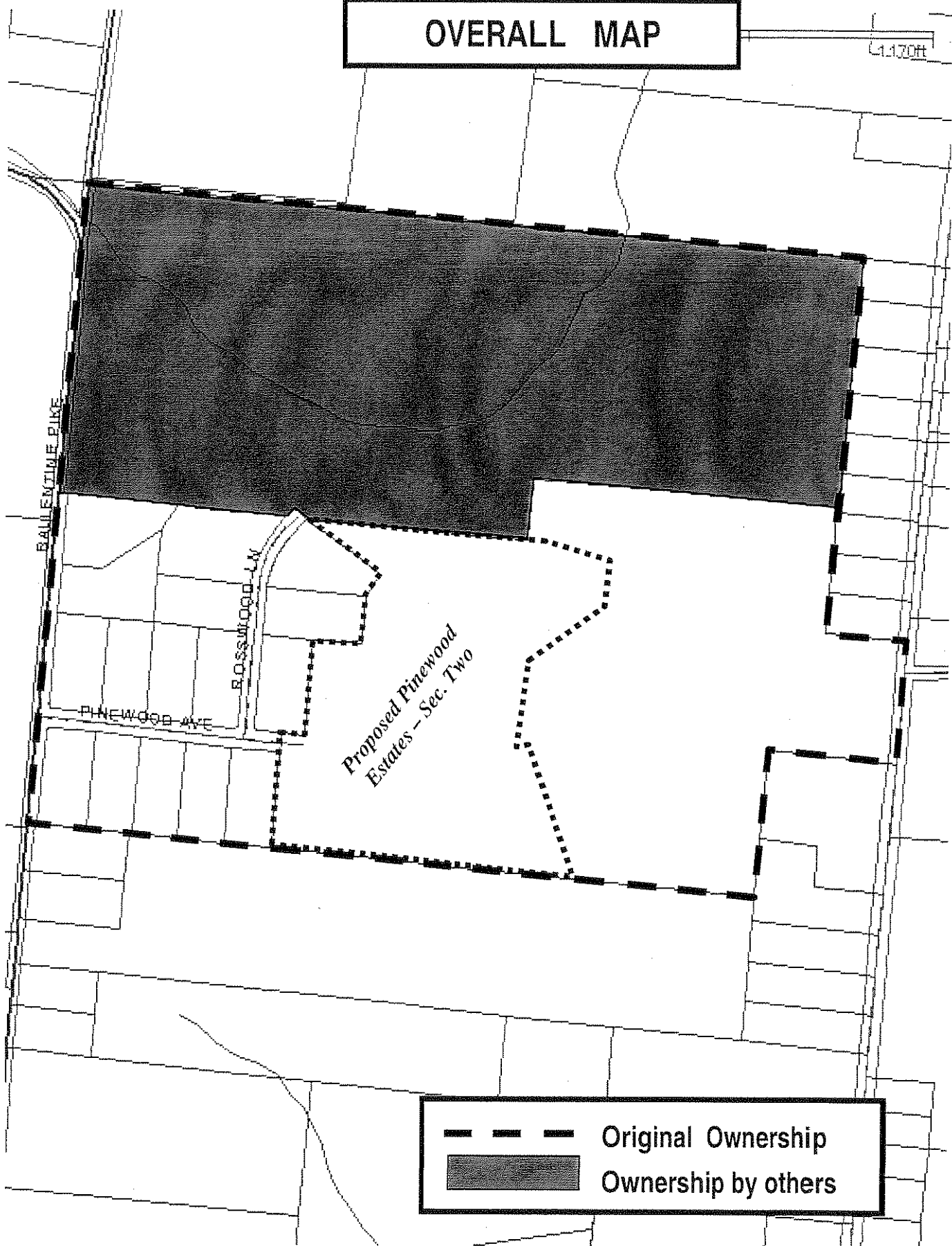


SUBDIVISION
Time Extension

PINWOOD ESTATES Sec. Two (Final)
17+ ac.
German Twp.

OVERALL MAP

1:170ft



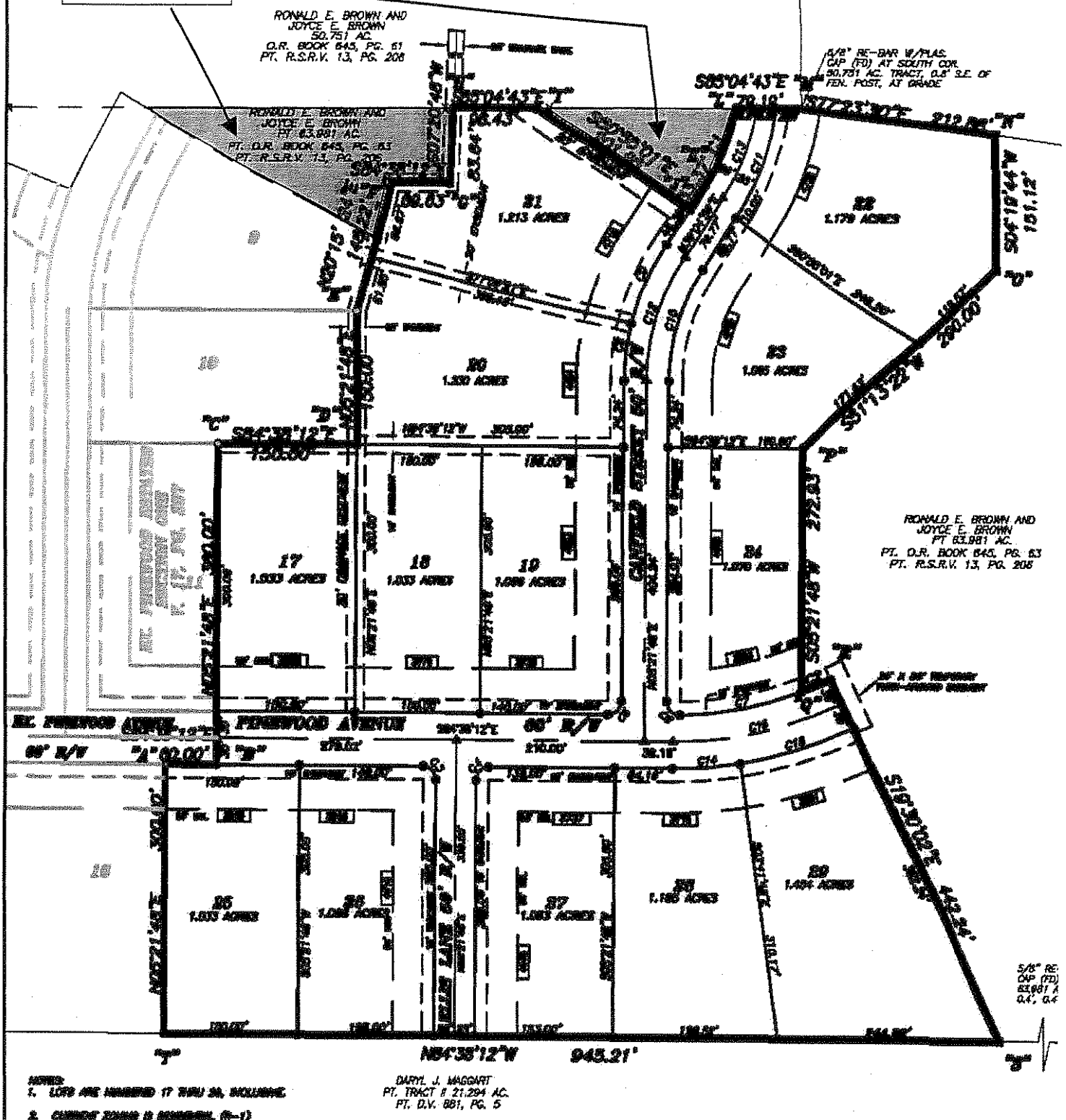
Original Ownership

Ownership by others

SUBDIVISION
Time Extension

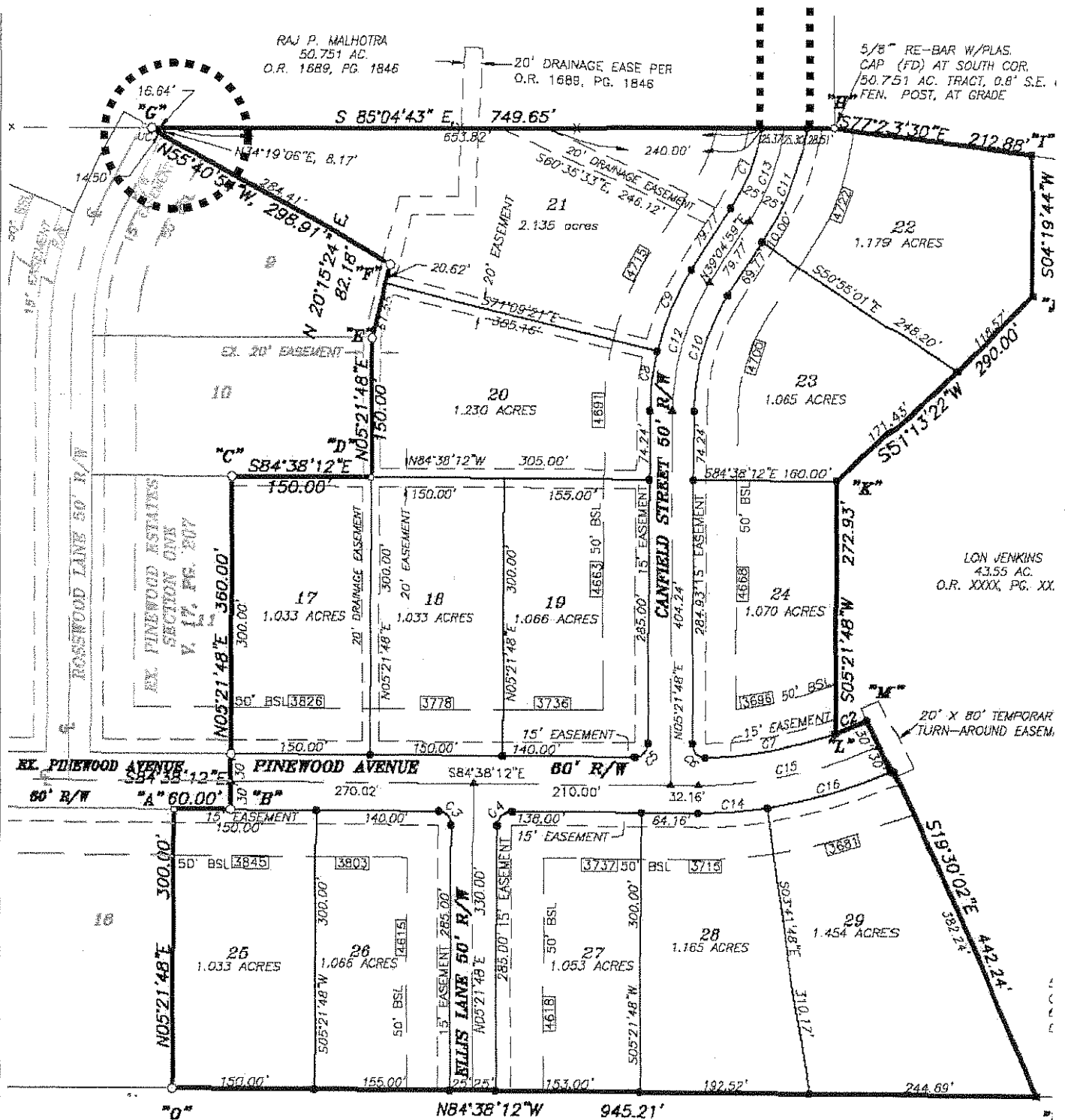
PINEWOOD ESTATES Sec. Two (Final)
17+ ac. German Twp.

“land islands”



PINEWOOD ESTATES Sec. Two (Final)
17+ ac. **German Twp.**

1st REVISED MAP



NOTES:

1. LOTS ARE NUMBERED 17 THRU 29, INCLUSIVE.
2. CURRENT ZONING IS RESIDENTIAL (R-1)

DARYL J. MAGGART
PT. TRACT II 21.294 AC.
PT. D.V. 881, PG. 5

SUBDIVISION
Time Extension

PINEWOOD ESTATES Sec. Two (Final)
17+ ac.
German Twp.

Pinewood Estates, Sec. 3 (PRELIMINARY & FINAL)

To: Clark County Planning Commission	Date of Meeting: October 6, 2006
From: Planning Staff	Date of Report: September 27, 2006

Subdivision Information: GermanTwp. - Section 21, Town 4, Range 10; located west of Willowdale Rd. at the west end of Overholser Rd.

Owner: Joyce Brown
Developer: Lon Jenkins
Surveyor: Hoppes Engineering & Surveying Co.
Engineer: Hoppes Engineering & Surveying Co.

Request: To subdivide 25.535 acres into 16 single-family lots
Facilities: On-site sewer & water

Platting History

This is the third and final phase of the Pinewood Estates Subdivision. Section 1 has been completed; Section 2 is under review for a time extension.

Below are comments from the various county agencies:

County Engineer

The County Engineer has reviewed the final development plans, cost estimate and record plat for Pinewood Estates – Section Three received on September 6, 2006. The County Engineer has no objection to the proposal to subdivide 25.535 acres into 16 building lots. There are a few minor revisions (see attached) to the construction plans and record plat as noted.

County Health District

The Clark County Health District approved the original plat layout with 45 lots at their February 9, 1998 meeting.

County Planning

This property is classified by the Clark County **CROSSROADS** Land Use Plan as "Agriculture / Rural Residential". Lot 34 does not meet the "Net acreage" requirement of TABLE 4 in the County Subdivision Regulations. There is a 75' utility easement across several lots. When calculating for the minimum lot size of 1 acre, the area within the easement is not included in order to determine the net acreage. Lot 34 has a net acreage of 0.996 acres or 43,378 sq. ft. An acre is 43,560 sq. ft. We have asked the developer's engineer to request a variance of this requirement for Lot 34. We would recommend approval of a variance in this case.

Recommendation

Since there may be unresolved issues with Pinewood Estates, Sec. 2, the recommendation below is subject to the approval of a time extension for said Sec. 2 first.

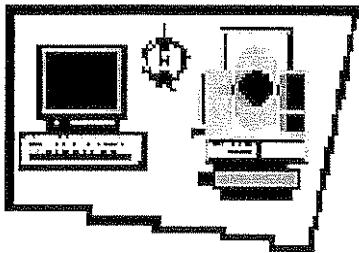
The Planning Staff recommends approval of the Preliminary & Final Plat for Pinewood Estates, Sec. 3, subject to 1) complying with and/or correcting comments per the County Engineer's Office & LIS Department and 2) requesting and obtaining a variance for Lot 34..

Attachments:

1. County Engineer's letter
2. Location Map

3. Overall Map
4. Preliminary Plat Map

5. Final Plat Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-36 13
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyoohio.gov/engineer

September 25, 2006

Clark County Planning Commission
25 W. Pleasant Street
Springfield, Ohio 45506
Attention: Mr. Shane W. Farnsworth, Director

**Re: Pinewood Estates – Section Three
Final 16 Lots – 25.535 acres**

Mr. Farnsworth,

The County Engineer has reviewed the final development plans, cost estimate and record plat for Pinewood Estates – Section Three received on September 6, 2006. The County Engineer has no objection to the proposal to subdivide 25.535 acres into 16 building lots. There are a few minor revisions (See attached) to the construction plans and record plat as noted.

Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Copy: Hoppes Engineering

Paul W. DeButy, P.E., Deputy – Engineering/Planning
Thomas Bender, P.E., Project Design Engineer
Doug Frank, Bridge Superintendent
Mark Niccolini, Ditch Maintenance Supervisor

Kenneth D. Fenton, P.S., Deputy – Surveys/Inspection
Ned G. Weber, Deputy – Operations/Maintenance
Donald Boyle, Road Superintendent
Lew Richards, Traffic Supervisor

William A. Pierce, P.S., Tax Map Director

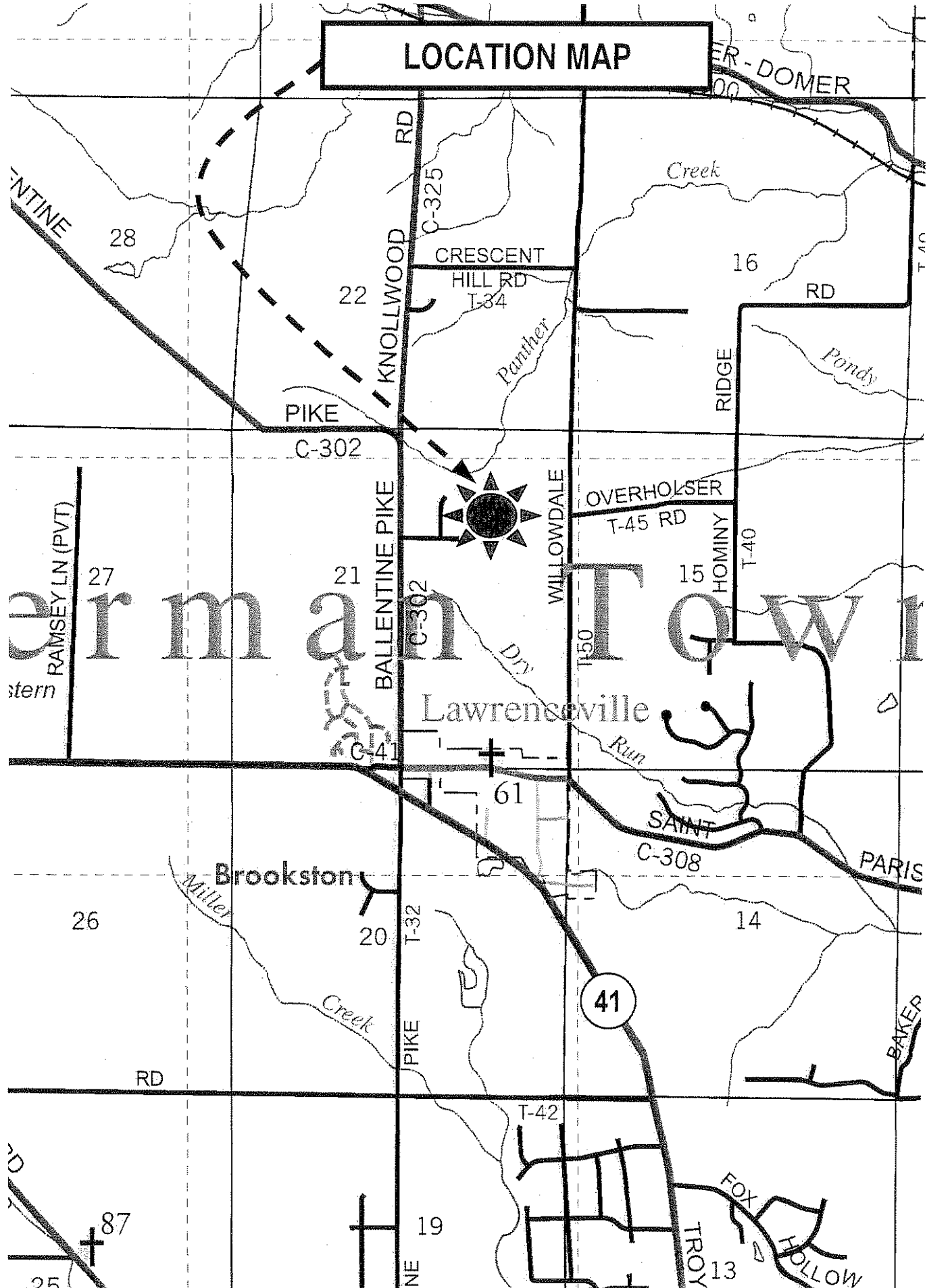
Clark County Engineer's Dept.
4075 Laybourne Road
Springfield, OH

Pinewood Estates – Section 3
Review Comments

- 1) Final Plans
 - a) Indicate where the 7000+ yds. of surplus excavation is being disposed of.
 - b) Update the plan typical section to reflect the updated item numbers (Item 204 – Minor Street)
- 2) Record Plat
 - a) Spelling on the adjoiner (Maggart)

Kenneth D. Fenton P.S.
Deputy Engineer
Clark County Engineer's Department
4075 Laybourne Road
Springfield, Ohio 45505
(937) 328-2484 x222
(937) 328-2473 fax
dfenton@clarkcountyohio.gov

LOCATION MAP



SUBDIVISION

Preliminary & Final

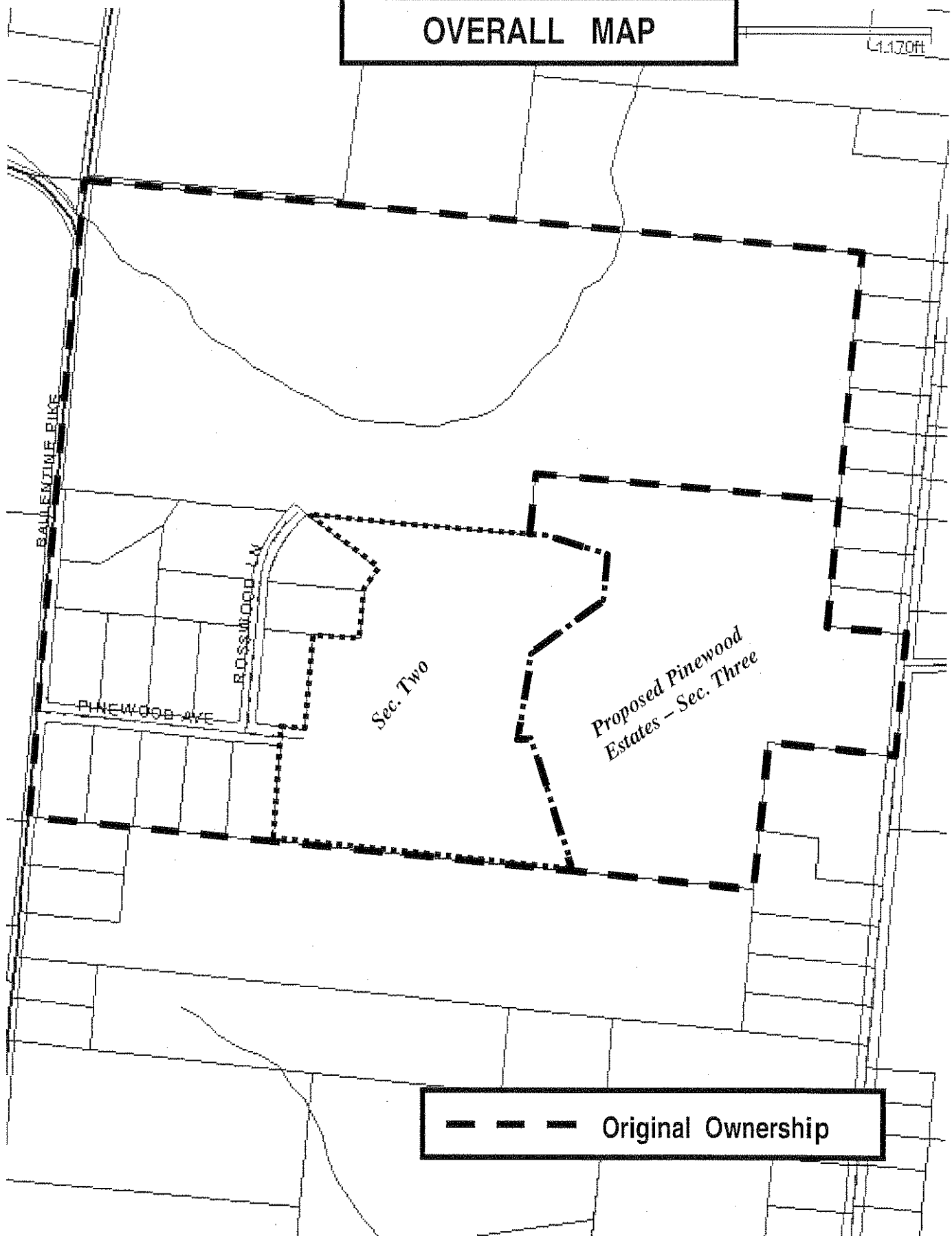
PINEWOOD ESTATES Sec. Three

25.535 ac.

German Twp.

OVERALL MAP

4.1.120ft

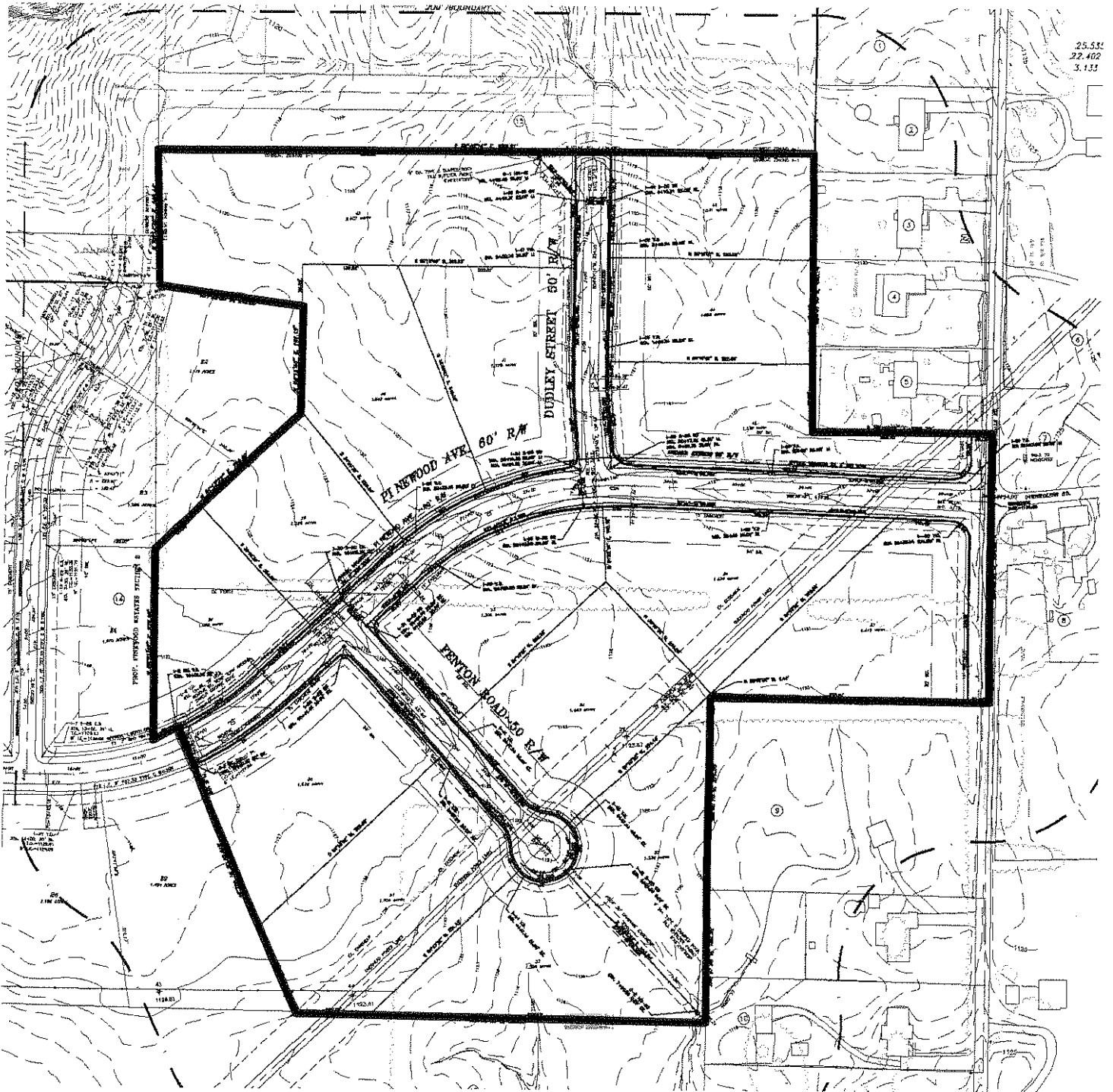


--- Original Ownership

SUBDIVISION
Preliminary & Final

PINEWOOD ESTATES Sec. Three
25.535 ac. German Twp.

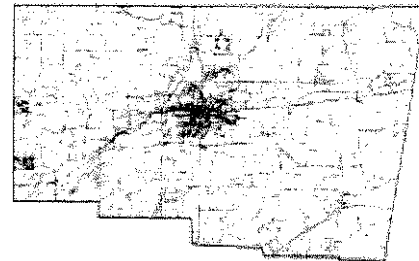
PRELIMINARY PLAT



SUBDIVISION
Preliminary & Final

PINEWOOD ESTATES Sec. Three
25.535 ac.
German Twp.

**CLARK COUNTY
CLARK COUNTY PLANNING
CLARK COUNTY PLANNING COMMISSION**
25 WEST PLEASANT STREET, SPRINGFIELD, OHIO 45506-2268
PHONE 937.328.2498 FAX 937.328.2621
WWW.CLARKCOUNTYOHIO.GOV



CHAIRPERSON
MAX CORDLE

PLANNING DIRECTOR
SHANE W. FARNSWORTH

September 27, 2006

TO: Clark County Planning Commission
Central CEDA Regional Planning Commission

FROM: County Planning Staff

SUBJECT: Text Amendments - Clark County Subdivision Regulations

Minor subdivisions - or as they are referred to lotsplits - are permitted provided they meet the requirements of the Clark County Subdivision Regulations. The number of lotsplits out of the original tract is limited to four parcels. We have used October 1972 as our point of reference for defining "original tract" in our Subdivision Regulations which was assumed permissible as interpreted under the Ohio Revised Code. A recent change to ORC now specifically grants that authority to a County Planning Commission. We think that by making this amendment we'll be on firm ground under the new law and will eliminate any ambiguity.

In accordance with 711.10 of the ORC, we sent a "Notice of Public Hearing" relative to amendments to the Township Trustees and will publish a notice in the newspaper.

A Public Hearing has been scheduled for November 1, 2006 before the Clark County Planning Commission and November 2, 2006 before the Central CEDA Regional Planning Commission. Enclosed with this letter is a sheet showing the existing and proposed text noted above as well as a copy of the "Notice of Public Hearing".

See the attached for the proposed language. No action is necessary at this time. This is only an informational item.

PROPOSED TEXT AMENDMENTS TO THE CLARK COUNTY SUBDIVISION REGULATIONS

Existing Text - Clark County Subdivision Regulations

TITLE 3 PROCEDURES CHAPTER 3:6 MINOR SUBDIVISIONS

Section 3.61 Basic Requirements

A proposed division of a parcel of land shown as a unit on the tax roll (duplicate) as of October 30, 1972, may be submitted to the Planning Commission Staff for approval without a plat if the proposed division of a parcel of land and the remainder meets all of the following conditions:

Proposed Text - Clark County Subdivision Regulations

TITLE 3 PROCEDURES CHAPTER 3.6 MINOR SUBDIVISIONS

Section 3.61 Basic Requirements

A proposed division of a parcel of land **DEFINED AS THE ORIGINAL TRACT, WHICH IS A TAX PARCEL LISTED ON THE CLARK COUNTY AUDITOR'S RECORDS ON JANUARY 1, 2007**, may be submitted to the Planning Commission Staff for approval without a plat if the proposed division of a parcel of land and the remainder meets all of the following conditions:

Existing Text - Clark County Subdivision Regulations

TITLE 2 DEFINITIONS

Minor Subdivision:

A division of a parcel of land that does not require a plat to be approved by the Planning Commission according to Section 711.131, Ohio Revised Code. A division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and involving no more than five lots after the original tract has been completely subdivided. Also known as a Lotsplit.

Proposed Text - Clark County Subdivision Regulations

TITLE 2 DEFINITIONS

Minor Subdivision:

A division of a parcel of land that does not require a plat to be approved by the Planning Commission according to Section 711.131, Ohio Revised Code. A division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and involving no more than five lots after the original tract, **WHICH IS DEFINED AS A TAX PARCEL LISTED ON THE CLARK COUNTY AUDITOR'S RECORDS ON JANUARY 1, 2007**, has been completely subdivided. Also known as a Lotsplit.

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Agriculture, Farm Markets, & related buildings & structures	
2. Agricultural-Related Processing & Marketing	
3. Single-Family Residential	
4. Single-Family Residential (restricted to lotsplits)	
5. Single-Family Residential (restricted to cluster lotsplits & bonus cluster lotsplits)	
6. Private Landing Field	
7. Day-Care Homes	
8. Bed and Breakfast	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Home Occupations	
2. Private and Public Outdoor Recreation Areas	
3. Cemeteries	
4. Animal Hospitals, Veterinary Clinics & Kennels	
5. Resource and Mineral Extraction	
6. Demolition Disposal Facility	
7. Airports	
8. Radio, Television, & Telecommunications Transmission & Receiving Towers	
9. Hospitals and Auxiliary Facilities	
10. Group Care Home	
11. Nursing Homes, Convalescent Homes, & Rest Homes	
12. Feed Lot, Grain Elevators, & Slaughterhouses	
13. Day-Care Centers	
14. Churches and Similar Places of Worship	
15. Primary and Secondary Schools	
16. Institutions of Higher Learning	
17. Garden Centers and Greenhouse	

AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	AR-1	AR-2	AR-5	AR-10	AR-25
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary and Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
2. Bed and Breakfast	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
3. Agriculture and Related Buildings and Structures	--	--	--	--
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-1	R-2	R-2A	R-2B
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	N	Y
	N	N	N	Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
	Y	Y	Y	N
10. Nursing Homes, Convalescent Homes, Rest Homes				
11. Radio, Television & Telecommunication Transmission / Receiving Towers	Y	N	N	N
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

R-MHP

PRINCIPAL PERMITTED USES:
1. Mobile Homes
2. Manufactured Homes
3. Communal Facilities

Y = Yes (Permitted)

N = No (Not Permitted)

R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-3	R-4
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
4. Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

PD

PRINCIPAL PERMITTED USES:
1. PD-R (Residential)
2. PD-O (Office)
3. PD-B (Business)
4. PD-I (Industrial)
5. PD-M (Mixed Uses)
6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

B-1, B-2, B-3 & B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	B-1	B-2	B-3	B-4
1. Business and/or Professional Offices	Y	Y	Y	Y
2. Banks & Financial Institutions	Y	Y	Y	Y
3. Eating & Drinking Places, excluding Drive-in or Carry-out	Y	Y	Y	Y
4. Radio and Television Broadcasting Studios	Y	Y	Y	Y
5. Funeral Homes & Mortuaries	Y	Y	Y	Y
6. Automotive Service Stations	Y	Y	Y	Y
7. Custom Butcher Shops	Y	Y	Y	Y
8. Indoor Motion Picture Theaters	N	Y	Y	Y
9. Retail Food Stores	N	Y	Y	Y
10. Drive-in, Fast Food, Drive-in Carry-out Restaurants and/or Drive-through Retail Establishments	N	Y	Y	Y
11. Garden Centers, Greenhouses	N	Y	Y	Y
12. Automotive Repair Garages	N	Y	Y	Y
13. Car Washes	N	Y	Y	Y
14. Air Conditioning, Plumbing, Heating, and Roofing Shops	N	Y	Y	Y
15. Automotive & Auto Accessory Sales	N	Y	Y	Y
16. Building and Related Trades	N	Y	Y	Y
17. Commercial Recreation Establishments	N	Y	Y	Y
18. Animal Hospitals, Veterinary Clinics, and Kennels	N	N	Y	Y
19. Building Material Sales Yard	N	N	Y	Y
20. Drive-In Motion Picture Theater	N	N	Y	Y
21. Private and Public Outdoor Recreation Areas	N	N	Y	Y
22. Motels and Hotels	N	N	Y	Y
23. Hospitals & Auxiliary Facilities	N	N	Y	Y
24. Automotive Body Shop	N	N	Y	Y
25. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	N	N	N	Y
26. Bottling of Soft Drinks and Milk or Distributing Stations	N	N	N	Y
27. Contractor's Equipment Storage Yard or Storage & Rental Contractor's Equipment	N	N	N	Y
28. Motor Vehicle, Boat, & Camper Storage	N	N	N	Y
29. Trucking and Motor Freight Station or Terminal	N	N	N	Y
30. Carting, Express, or Hauling Establishments	N	N	N	Y
31. Stone or Monument Works	N	N	N	Y
32. Mini-Warehouse or Self Storage Facilities	N	N	N	Y

B-1, B-2, B-3 & B-4

CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	B-1	B-2	B-3	B-4
1. Commercial Recreation Establishments	Y	--	--	--
2. Day-Care Centers	Y	Y	Y	Y
3. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	Y
4. Clubs, Fraternal or Lodge Organizations	Y	Y	Y	Y
5. Animal Hospitals, Veterinary Clinics, and Kennels	Y	Y	--	--
6. Bars and Taverns	N	Y	Y	Y
7. Wholesale Establishments	N	N	Y	Y
8. Adult Entertainment Establishments	N	N	N	Y

I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:
1. Industrial & Manufacturing Establishments
2. Warehouses
3. Wholesale Establishments
4. Manufacturing Retail Outlets
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District
2. Junkyards & Automobile Wrecking Yards
3. Resource and Mineral Extraction
4. Penal & Correctional Facilities
5. Sanitary Landfills

O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

Y = Yes (Permitted)

N = No (Not Permitted)